City of Leander



Pat Bryson Municipal Hall

201 N. Brushy St. Leander, Texas

City Council Workshop

May 4, 2023 • 6 p.m.

- Joint Workshop with Parks & Recreation Advisory
 Board San Gabriel Athletic Complex Master Plan
- Development Services Dashboard tutorial
- Short-term rental regulations

COMING UP

Regular Meeting

View meeting agendas and minutes:

www.leandertx.gov/meetings



CITY COUNCIL WORKSHOP

San Gabriel River Park Masterplan Discussion

MAY 04, 2022

AGENDA

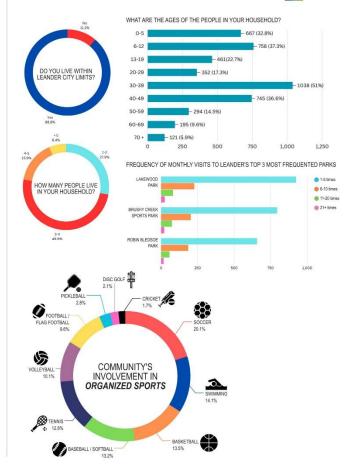
- Basis for Design
 - Survey Results
- Masterplan Concepts
- | Public Input & Parks Board
- | Construction Cost
- | Breakdown of Options
- Questions



PRIORITIES 1297 / 2034 RESTROOMS 1186 / 2034 ACCESS TO NATURE 907 / 2034 COMMUNITY PLAYGROUND 839 / 2034 DO ANY MEMBERS OF YOUR FAMILY HAVE 668 / 2034 VATER SPRAY / SPLASH PAD A DISABILITY AS DEFINED BY THE AMERICAN WITH DISABILITIES ACT? FOOD TRUCKS 545 / 2034 TOP 4 REQUESTED ADA ACCOMMODATIONS EDUCATIONAL GARDEN 513 / 2034 ADAPTIVE NON VERBAL ASSISTANCE (BRAILLE) EQUIPMENT 381 / 2034 ACCOMMODATIONS FOR PEOPLE WITH AUTISM ITNESS STATIONS 372 / 2034 TOP 4 SUGGESTED PROGRAMS TO INCLUDE ACCOMMODATIONS FOR PEOPLE WITH DISABILITIES 360 / 2034 **INO HISTORY** SOCIAL ORGANIZED ACTIVITIES SC GOLF 313 / 2034 OUTDOOR ADVENTURE ARTS & CRAFTS ADDITIONAL COMMENTS & REQUESTS

USERS













PUBLIC INPUT WORKSHOP

March 30, 2023

Of 43 written responses, Concept B was preferred.

Concept A: 14

Concept B: 17

Disc Golf: 12

Top 5 Priority/Interests

Natural Trails: 4

Preserve Natural Space: 3

Noise Pollution: 2

[People who are] Homeless: 2

Top 5 Requests to 'Add'

Pickleball: 8

Pool: 5

Parking: 5

Playgrounds: 4

Tennis Courts: 4

Top 5 'Add'tl Comments'

Over-Programmed: 5

Fields Away from River: 2

2 Tee Pads per 9-Hole DG: 2

Playground near Soccer: 2

No Trees in Parking Lot/ Reduce Trees: 2





CONSTRUCTION COSTS - INFRASTRUCTURE



Leander Municipal Athletics Complex -Conceptual Layout 'B'

- SITE PREP & EARTHWORK | \$1,214,500
 - | MAINTENANCE YARD | \$20,000 (bare minimum)
- WATER DISTRIBUTION \$697,500
- ROADWAY & PARKING \$1,350,000 (minimum)

SANITARY SEWER | \$582,500

PARK BRIDGE \$1,709,000

STORM DRAIN \$225,000 CONTINGENCY & INFLATION
| \$1,774,845

| ELECTRICAL SERVICE | \$775,000 INFRASTRUCTURE
SUBTOTAL
\$8,348,345







CONSTRUCTION COSTS - INFRASTRUCTURE + AMENITIES (PHASE 1)

City of Leander

Leander Municipal Athletics Complex -Conceptual Layout 'B'

- \$6,279,000 (4 fields + bldg.)
- PARK ENTRY SIGNAGE \$25,000
- PARK FURNITURE | \$78,000 (bare minimum)
- LANDSCAPING & REVEG. \$416,650 (minimum)

AMENITIES (PHASE 1)
CONTINGENCY & INFLATION
\$1,835,636

INFRASTRUCTURE SUBTOTAL

\$8,348,345 AR FLOODPLAIN

GRAND TOTAL ~\$16,982,000











NORTH

QUESTIONS & CONSIDERATIONS

























Storm Planter



Streambed



Rain Channel

Campus Green
University of Texas at Arlington



Micro Depressions

Campus Green
University of Texas at Arlington







Bio Filter



Rain Garden

Campus Green
University of Texas at Arlington



Rain Garden

Campus Green
University of Texas at Arlington

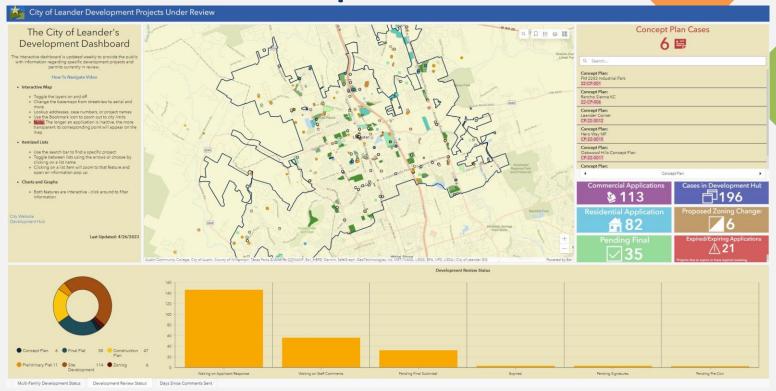






The Development Dashboard

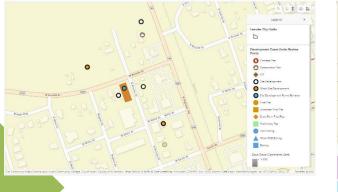
The Development Dashboard



The Development Dashboard is an interactive web tool which displays the review status of Development Services projects

Dashboard Elements

Web Map



Tables & Cards



Charts & Graphs



Web Map

Legend



Information Pop-ups



Tables & Cards

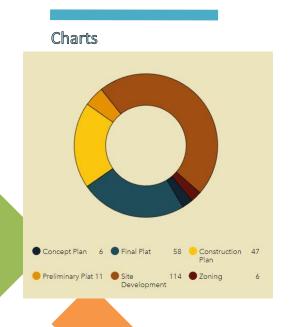
Tables

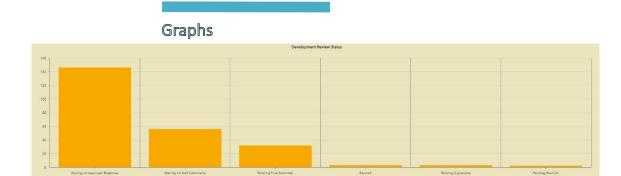


Cards

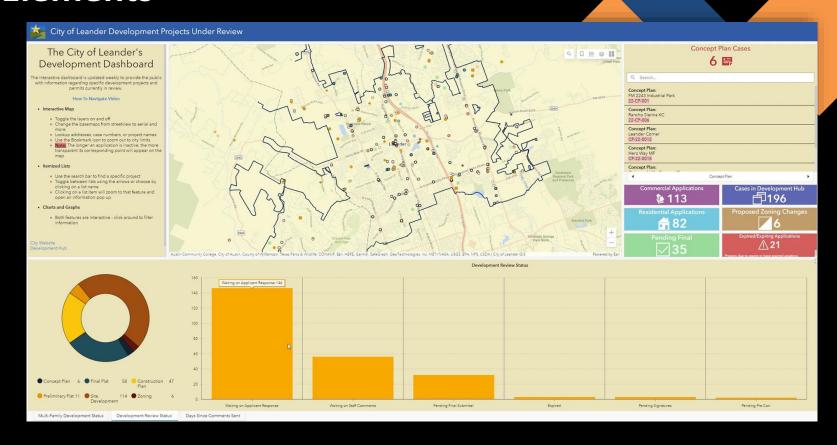


Charts & Graphs

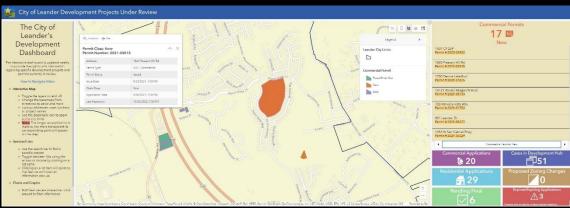




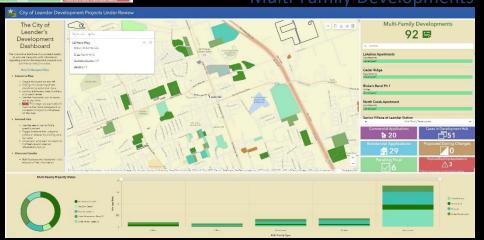
Interactive **Elements**



Additional Elements



Multi-Family Developments



Commercial Permits

Future of Dashboards

Development
Dashboard
Continues to be updated
weekly

Laserfiche Integration

Integrate Laserfiche filing software with the Site Development dashboard to access plans directly from the web map

Separate Multi-Family, In-Review, Permits, and Site Development into different dashboards

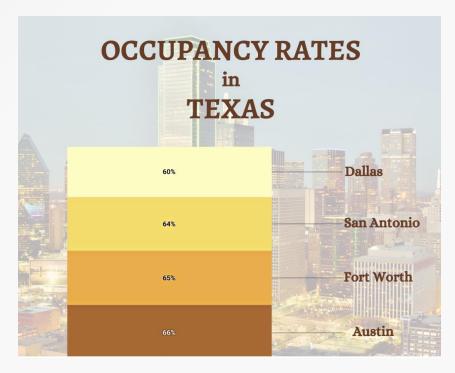
What is a Short-Term Rental (STR)?

- A structure that is rented for a period of less than 30 consecutive days for residential occupancy.
- STRs do not include:
 - Bed & Breakfast
 - Hotels
 - Special Event Venues



STR FAQ

- Peak Season in Texas = May to July, average
 51% occupancy rate
- Average Daily Cost in Texas = \$159 for private rooms, \$217 for studio type rooms
- Highest Occupancy Rate in Texas = Austin!
- Available listings across the US is forecasted to increase.





US Short-Term Rental Historical Performance and Forecast

	2019	2020	2021	2022F	2023F
Available Listings	1,175,437	1,042,849	1,059,541	1,227,681	1,387,104
Listings % Change	10.8%	-11.5%	1.6%	20.6%	8.6%
Demand % Change	21%	-16.2%	21.3%	20.3%	5.7%
Occupancy	53.5%	53.2%	60.7%	58.2%	57.4%
ADR	\$214.30	\$232.79	\$260.97	\$277.53	\$286.91
ADR % Change	1.4%	9.1%	12.1%	6.3%	3.4%
RevPAR	\$114.08	\$123.92	\$158.35	\$161.64	\$164.57
RevPAR % Change	3.8%	8.6%	27.8%	2.1%	1.8%

Source: AirDNA 2022 Mid-Year U.S. Short-Term Rental Outlook Report Update, July 2022



Austin's Ever-Growing Short-Term Rental Market

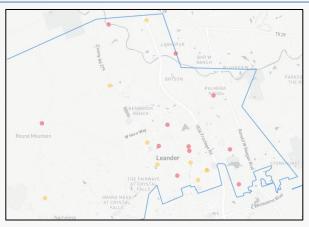


STR Demand Shows No Signs of Slowing Down in This Thriving Market



STR FAQ

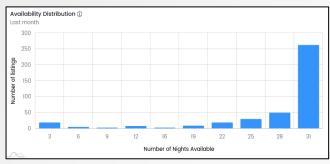
- STRs exist in Leander
- STRs are required to pay Hotel Occupancy Tax (HOT)
- STRs are not currently paying HOT in Leander
- +/-50 Existing STRs per 3rd Party Research (2022)

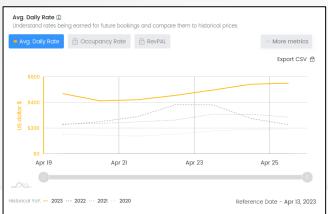


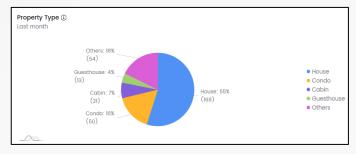


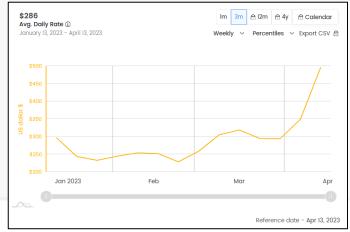


STR STATISTICS











BRIEFING WORKSHOP - STR

Why regulate Short Term Rentals?

Preserve Neighborhood Quality

Minimize Nuisances Educate Visitors

Support Tourism Collect Hotel Occupancy Tax (HOT) Advocate for Citizens' Interest

Regulation Options

LOW

No change to ordinance, no process for HOT collection

MODERATE

Ordinance updates, permit process, HOT collection

HIGH

Vigorous ordinance update, HOT collection site inspections, density limits



BRIEFING WORKSHOP - STR

Staff Recommendation - Intermediate

- Ordinance Updates
 - Allow STR in all districts by right except for residential districts.
 - Allow STR in residential districts when the property has a homestead exemption
 - Establish an Entertainment Overlay
 - Engage a 3rd Party for STR Tracking Software
 - Property Owners interested in a 24/7 STR
 are required to request a special use permit.
 - Require permits for STRs
 - Informational Brochure for visitors

Allows homeowners to rent out structure without creating a business

 Homeowner has a vested interest in the upkeep of the property

Allows property owner to request STR

- Includes public process with neighbors
- Creates a SUP that has a time limit



City of Leander



Pat Bryson Municipal Hall

201 N. Brushy St. Leander, Texas

City Council Regular Meeting

May 4, 2023, 2023 • 7 p.m.

Want to speak about an agenda item?

Public comment request forms are available in the Council Chamber lobby and must be submitted to the City Secretary before discussion.

** REMEMBER **

Speakers may have up to three minutes to address Council.

- Your minutes cannot be shared with other speakers.
- You may speak only once on each agenda item.

OPEN MEETING

- 6. Invocation and Pledges
- 7. Roll Call
- 8. Public Comments
- 9. Recognitions/Proclamations/Visitors
 - Band of the Hills 25th Anniversary
 - Older Americans Month (May)
 - National Day of Prayer (May 4)
 - Falun Dafa Day (May 13)
 - National Police Week (May 14-20)



Band of Hills 25th Anniversary



Older Americans Month
(May)



National Day of Prayer (May 4)



WHEREAS, throughout the history of our state and nation. Americans have turned to pray for guidance and comfort and to give thanks for the many blessings we enjoy. Religious freedom was the driving force behind some of the first Texas settlements. The first Continental Congress of the United States proclaimed a National Day of Prayer in 1775, and the day after John Adams moved into the new White House on November 2, 1800, he asked God to bless the house and all who inhabit it now and in the future. Americans believe in the power of Sod to answer prayer, and the set of the power of prayer. Texans believe in the power of God to answer prayer, and the set of the power of ford to answer prayer, and the set of the power of ford to answer prayer, and the set of the power of ford to answer prayer, and the set of the power of ford to answer prayer, and the process of the power of ford to answer prayer, and the process of the power of ford to answer prayer, and the process of the power of process of the p

WHEREAS, the 2023 theme for the National Day of Prayer, an established yearly Day of Prayer, is "Pray Fervently in Righteousness and Aval Much," based upon the versus in James 5:16h, "The effective, fervent prayer of a righteous man avails much".

NOW, THEREFORE, I, Christine DeLisle, Mayor of the City of Leander, Texas, do hereby proclaim Thursday, May 4, 2023.

A Day of Prayer in Leander

in the City of Leander, and in commemoration of this event, urge all citizens to join together in their homes, places of work and places of worship to pray for the unity of the hearts of all mankind, and to continue to pray for our city, our state and our nation.

In testimony whereof, I have hereunto affix my signature this 4th day of May 2023.



Falun Dafa Day
(May 13)



National Police Week
(May 14-20)



CONSENT AGENDA

- 10. Approve meeting minutes April 20, 2023
- 11. Approve ordinance regarding Zoning Case Z-22-0001, Hero Way Townhouses PUD
- 12. Approve agreement with City of Cedar Park for design, construction, operation, and maintenance of drought contingency raw water intake
- 13. Accept public infrastructure improvements for Northline blocks C,D,L, and M
- 14. Accept public infrastructure improvements for Palmera Bluff section 6
- 15. Accept public infrastructure improvements for Travisso Phase 5 section 1
- 16. Approve agreement with Brazos River Authority (BRA) updating and formalizing rights and obligations for operating and managing Sandy Creek WTP
- 17. Approve contract with KSA Engineers for design, bid, and construction services related to East Street utility improvements. (CIP WW.49)
- 18. Approve amendment to agreement with BGE to provide on-site engineering support and assist in plan review
- 19. Approve proposal with Ardurra Group related to procurement for the Advanced Metering Infrastructure (AMI) system for \$886,818
- 20. Approve contract with K Friese & Associates for professional services related to the Citywide Letter of Map Revision (LOMR) for \$369,986

51

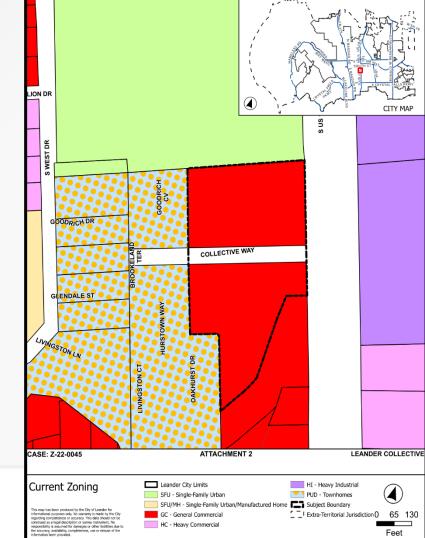
21. Approve resolution to submit projects to Williamson County for possible bond election

PUBLIC HEARING: ACTION

- 22. Consider Zoning Case Z-22-0045, Leander Collective Minor PUD
- 23. Consider Zoning Case Z-23-0060 [APPLICANT POSTPONED THIS ITEM]
- 24. Consider Zoning Case Z-23-0059, Northline PUD Amendment #2 [APPLICANT WITHDREW THIS ITEM]

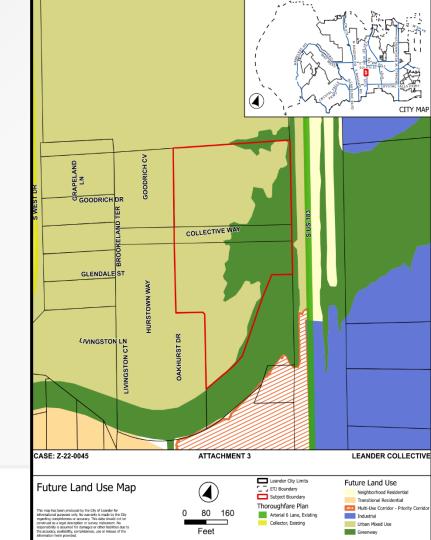


Current Zoning



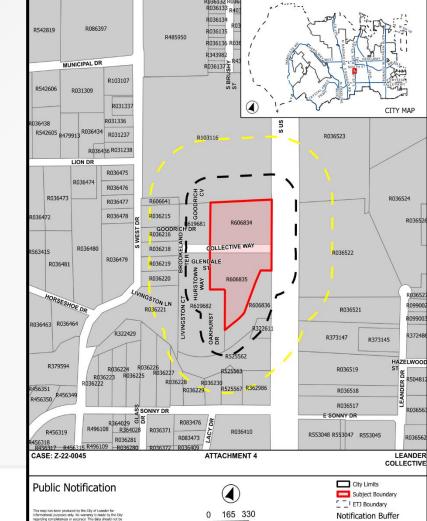


Future Land Use





Public Notification



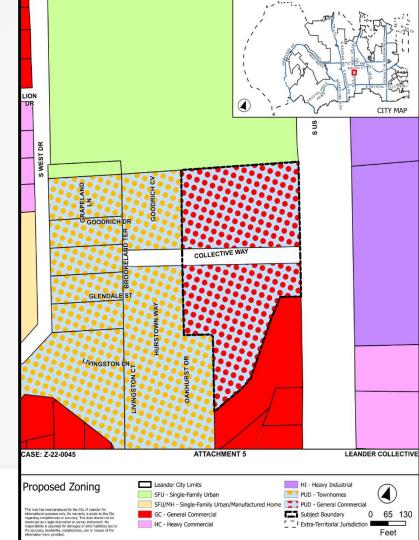
Feet

200'

500'

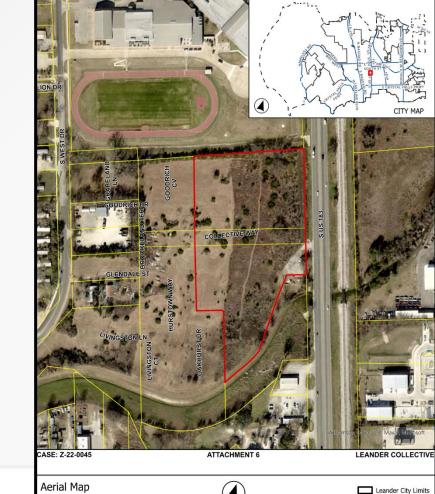


Proposed Zoning





Aerial Exhibit



Feet

Subject Boundary



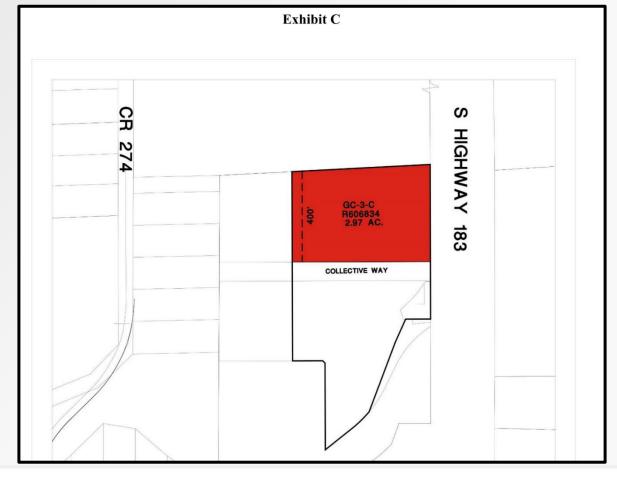
B. Applicability and Base Zoning

- 1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
- 2. For the purpose of establishing development standards for the PUD, the following base zoning district has been selected from the Leander Composite Zoning Ordinance.
 - GC-3-A (General Commercial)

C. Allowable / Prohibited Uses

- 1. The allowable uses shall include:
 - i) All uses allowed within General Commercial (GC) use component
 - ii) Climate Controlled Self Storage: self-service storage facilities shall be set back at least four hundred (400) feet from the highway. If the exterior surface area of all walls are comprised of one-hundred (100%) percent Masonry and comply with the Type A architectural component, then the self-service storage facility is permitted without the required four hundred (400) foot setback.







Z-22-0045 Leander Collective Minor PUD Zoning Case

REGULAR AGENDA

- 25. Consider approving Edna Staudt as Municipal Court Associate Judge No. 3
- 26. Consider authorizing BCRUA general manager to purchase 36-inch ductile-iron pipe from Smith Pump Company. Leander's cost: \$1,039,328.
- 27. Consider resolution regarding 23.402-acre tract conveyed by Warranty Deed to House-Cross and Associates
- 28. Council member future agenda items
- 29. Council member closing statements
- 30. Executive Session
- 31. Adjourn

